



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
AGENDA
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MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, January 26, 2010 at 5:00 p.m.

Commissioners: Chairman Nellavan Jeglum, Vice Chairman Lois Beres,
Commissioners Eric Kauffman, Jason Patin, and Craig Porter

Next Resolution # 10-1

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE led by Nellavan Jeglum
3. ROLL CALL
Present: Nellavan Jeglum, Eric Kauffman, Lois Beres, Craig Porter, Jason Patin
4. APPROVAL OF AGENDA – Motion to approve agenda was made by Jason Patin, Second by Eric Kauffman, Motion carried by a voice vote of 5 ayes, 0 noes, 0 abstain, and 0 absent.
5. **OLDE TOWNE ACTION PLAN COMMITTEE DISCUSSION**
Olde Towne Action Plan Committee Members:
City Council Members: Chip Holloway and Jerry Taylor
Planning Commissioners: Nellavan Jeglum, Lois Beres, Eric Kauffman, Jason Patin, and Craig Porter,
Olde Towne Representatives: Jake Easley, Melissa Reece, Trisha Stratton, and Kathy Armstrong.
 - 5.a **Roll Call** - Kathy Armstrong, Chip Holloway, Jerry Taylor, Trisha Stratton, Jake Easley, Nellavan Jeglum, Eric Kauffman, Lois Beres, Craig Porter, Jason Patin (Melissa Reece was absent)
 - 5.b **Welcome, Introduction of Members, Comments by Members**
 - Chairman Jeglum welcomed and introduced each member of the Olde Towne action plan committee.
 - Kathy Armstrong – has been in Olde Towne since 1954, business since 1958.
 - Trisha Stratton – lived here since 1976 and business owner since 1977.

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- Nellevan Jeglum – lived here a long time and excited about Olde Towne potential, focus in community, branding of community, focused organized plan to bring business owners together.
- Eric Kauffman – interesting task tonight of getting more merchants in the area and watching fiscal constraints.
- Lois Beres – visitor last year wanting to talk to people in downtown area, want to see a place where we have a downtown.
- Craig Porter – lived here since 1968, happy to serve. Olde town different than other places.
- Jason Patin – in Ridgecrest over 30 years. Sold on idea of Olde town after viewing Tehachapi successes. Events draws city together and brings other from outside the community come to events. Main focus is to get a plan together and need as many plans available as funds come available.
- Jerry Taylor – here since 1963. Looking forward to creative ideas.
- Chip Holloway – thank everyone who got us to this point, viewed a presentation with McRea and its taken 6 years to get here. Thank merchants for getting involved. Nobody coming to help so up to us to help ourselves. Leverage resources, if done right helps entire community. Encourage everyone to stay engages cause it takes time to get the plan running.
- Jake Easley – 30+ years' resident and merchant in Olde Town. Wants to see this continue to develop. Wants the district to grow where community comes to shop.

5.c Discussion of proposed Olde Towne Action Plan Scope of Work

- Matthew Alexander gave overview of plan scope of work.
 - Purpose – establish blueprint for revitalization of Olde Towne area, guide growth and development; recommendation for signage.
 - Improvement projects for land usage and historic buildings
 - Recommendations for designs for public and private improvements
 - Focus on improving Ridgecrest boulevard and balsam boulevard
 - Redevelopment agency heading the plan, city staff, planning commissioners, merchants and council involved as committee members.
- Nellevan Jeglum – discussed Ridgecrest and Balsam streets, may want to expand toothier areas

5.d Election of OTAPC Chair and OTAPC Vice Chair

- Nellevan Jeglum - Nominated Trisha Stratton for chair second by Lois Beres

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- Closed nominations
- Motion to elect Trisha Stratton as chair of committee made by Chip Holloway, second by Lois Beres. Trisha Stratton elected by voice vote of 11 ayes

Trisha Stratton opened nominations for vice-chair

- Chip Holloway - nominated Craig Porter, second by Eric Kauffman
- Motion to close nominations and elect Craig Porter was made by Chip Holloway, second by Jerry Taylor. Motion carried by voice vote of 11 ayes, 0 noes, 0 abstain, and 0 absent

5.e Discussion re: Olde Towne Study Area Boundary

- Jerry Taylor and Matthew Alexander clarified map plan adopted by council showing colored zones. Fuchsia area is designated as commercial. staff has 4 alternative plan areas for discussion
 - Alternative A – 14 blocs, no civic centers, no residential, traditional “Olde Towne” area
 - Alternative B – 24 blocks, civic center, Balsam St. residential, traditional “Olde Towne” area
 - Alternative C – 26 Blocks, City & county civic Centers, no residential, traditional “Olde Towne” area, China Lake Blvd. Commercial, Grande Way Commercial area
 - Alternative D – 52 Blocks, City & county Civic Centers, all nearby Residential, traditional “Olde Towne” area, China Lake Blvd. Commercial, Grande Way Commercial area, some schools in the area.

Committee comment:

- Jason Patin – interested in something between A & C, important for merchants to give input for expansion. Not wanting to over-expand area
- Kathy Armstrong – does option A include Station Street?
 - Matthew Alexander – one side only
 - Kathy Armstrong – does want to include civic center but history to expand to and that is to consider Norma street to Church St. including Methodist church, Monroe school, swimming pool, and first downtown park (originally Ridgecrest park now Helmer’s park). Is Solar energy project cast in stone or could it be moved.
 - Jerry Taylor – council has given staff direction to use the dirt area in back of Helmer’s so old school house, senior center and pool is untouched.
 - Kathy Armstrong – if we do expand would like to consider that area.
- Jerry Taylor – agrees with including Civic Center, interested in fixing more rundown buildings and agrees with Kathy suggestion to include Norma to Church street which picks up Helmer’s park. Should be talking about commercial districts and less residential, starting with alternative A and expanding to include Norma and civic Center.

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- Eric Kauffman – welcomes the change suggested for Norma and Civic Center. Helmer’s park idea was to have a central City park which could include Freedom and Helmer’s. County looking at this China Lake, French, Las Flores as gateway into Olde Towne. Walk able scenario is what works best and the bigger the area the less feasible. Something to think about.
- Chip Holloway – lean toward capturing frontage on China Lake Blvd. when we designate from legal description, what is encompassed?
 - Matthew - Not talking about setting up assessment district. Just focus for this committee. Part of purpose is to say ‘What is Olde Towne?’ focus should be commercial at this time, residential may expand interest. May be an overlap in future.
 - Chip Holloway – need to be cognizant of goal. Is the park for us or for bringing people to Ridgecrest? Think we should focus on Branding us and let the history follow.
- Nellevan Jeglum – attracted to alternative C but expand to include Helmer’s park. Don’t feel including residential into Olde Towne is going to benefit the purpose which is for merchant’s. independent business owners have a different need than residential.
- Craig Porter – agree with Nellevan with Alternative C but not sure about including county park. Would go for alternative C with Helmer's and eliminate county park.
 - Matthew Alexander – sounds like business are more Olde Towne than residential. Couple of differences between west Ridgecrest blvd. versus balsam street. Do you want to consider china lake businesses or not?
- Jason Patin – if you go with modified C there is a lot taken out of picture for events. Likes it more condensed. Tehachapi was only a couple miles and if you walked it all, you were tired. Smaller area for events.
 - Matthew Alexander – make a case for china lake businesses close to city hall.
 - Jason Patin – plan c takes away from walk ability
- Craig Porter – did not think this would be a good scenario of planning commissioners and council telling business owners what to do. Have to have their input or plan will not be successful.
- Trisha Stratton – been working closely with downtown merchants and a lot of them get hopes up and they donate, but enthusiasm drops. Merchants leery thinking this is just another short plan which will die. Wasn’t involved when original boundaries were established, barrio plan from the ‘80’s
 - Matthew Alexander – these plans were taken from that study. Ridgecrest Revitalization Plan

- Jason Patin – fizzling out of things, public officials come up with the ideas and then doesn't get the community behind you. Want to hear from the merchants and know they are behind us on this plan.
- Kathy Armstrong – had 2 calls from merchants in Olde Towne, critical about meeting time because stores are still open and they can't come to meeting.
- Jerry Taylor – want to be enablers, not develop the plan for them.

5.f Discussion of OTAPC Preliminary Schedule

5.g Public Comments

- John Ciani – almost 34 years here, lot of Balsam street memories. Agrees with plan A. keep it small.
- Betty Bassinger – here since 1978, owns license and will be starting business soon. Ridgecrest can be a destination, ancient history of petro glyphs and natural wonders, zorbing extreme sport. Gear downtown Olde town to show off the petro glyphs in design. Children bringing friends home who comment what they enjoy is the desert, petro glyphs, Ransburg, open space. Advertise that area for people to come to, ZORB information takes off this would be a destination where people could come for vacation and recreation. See the atmosphere supporting and advertising the pinnacles and petro glyphs.
- Dorothy Brown – think this concept is a business persons concept. What happens in other areas is interesting. Remind committee trying to attract Senior Citizens who can't all walk, need convenient parking or they won't shop and visit. Shop small stores for what I can get, don't shop Wal-Mart unless has to. Good idea for the local businesses. How much business area is private owned locally or out of town owners? Landscaping, designs, so many things to look at.
- Jason Farris – hybrid including civic center but excluding county parks are. Keep it small.

Closed public comment at 6:05pm

5.h OTAPC Member Comments

- Jake Easley – Olde Towne action plan, not Ridgecrest action plan. Generalize one area and develop. Focus on one small area then let it grow with expansions.
- Eric Kauffman – To make Balsam go thru to the civic Center would destroy the radio building but supports the idea
- Jason Patin – smaller walk able area and expand from there. These are our opinions but need to get the input from the business owners in Olde Towne. Need more people to show up and speak up.

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- Eric Kauffman – can people from the committee take this plan out and get more consensus from public.
- Jerry Taylor – ask chair to allow committee to engage others for input.
- Melissa Reece – Local balsam street business owner, here to support this program for the next 30 years.

5.i Adjourn to next OTAPC meeting, February 23, 2010

Adjourned at 6:10pm.

Planning Commission to reconvene at 6:18 PM

6. APPROVAL OF MINUTES
December 17, 2009
January 12, 2010

Motion to approve made by Lois Beres, second Craig Porter. Motion carried by voice vote of 5 ayes, 0 noes, 0 abstain, and 0 absent

7. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

- No public comment

8. PUBLIC HEARINGS

8.a Site Plan Review SPR/CUP-10-01 Four Square Church, 501 W. Church Ave A request to build a new 6,400 sf church on three lots located at the southwest corner of Church Ave and Norma St. . APN 477-060-01,42 & 28: Four Square Church.

- Matthew Alexander gave report including maps and building design blueprints for proposed Four Square Church expansion. Draft resolution presented and recommending approval with 19 requirements and Additional requirement for detail elevations submitted to City.
- Lois Beres – is lot zoned for parking lot?
 - Matthew Alexander – currently zoned multi-family
- Nellevan Jeglum – recommend owners do lot merger. **Modify resolution to take out parking agreement, 6 parcels for lot merger**
- Craig Porter – would like to know what the homeowner in the small parcel has to say.
- Jason Patin – has the church contacted the owners?

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- Eric Kauffman – if the owners had a problem, they would be here or would have done correspondence. Process is being followed.
- Jason Patin – existing building will be used for education purposes and a new church will be built.
- Eric Kauffman – pedestrian awareness?
- Elton Gibbs – representing St. Ann's and did get a letter, more concerned they had adequate parking? Will City upgrade the triangle owned by City? Large dust problem. With dirt being raised will it be watered properly and if not what does St. Ann's do?
 - Eric Kauffman – Pedestrians? Is there a sign?
 - Elton Gibbs – 2 stops signs already there.
- Nellevan Jeglum – pedestrian traffic you currently have will go away when the parking lot is on the same side as church.
- Jason Patin – still using the educational buildings so people crossing the street.
- Eric Kauffman – can we put up a yellow triangle pedestrian sign?
 - Jim McRea – no curbs on Norma but can refer to public works for signage.
- Lois Beres – are there plans to do anything with the triangle.
 - Jim McRea – Not in the immediate future, a STIP program to improve Norma from Church to Upjohn but no plans at this time for the triangle.
 - Dave Matthews – member of St. Ann's, offer alternative plan for 2 church's joining together and combine parking issue. Resident mentioned about not responding, would not assume there isn't a problem. If the resident is older, may not be able to respond. Good faith effort for Church to contact the owner and get their feelings. Pedestrian crosswalk is an issue, school crossing across Norma on north side but people going across Church need markings or signs. Triangle is used by St. Ann's, also, cross-gutter in that area and heavy rains causes water to come into the church at St. Ann's.
- Nellevan Jeglum – some drainage issues.
- Craig Porter – a church and parking would improve the area that needs some improvement.
- Jason Patin – parking is an issue in the area so they have taken care of that concern. Also concerned about foot traffic, would like a condition added for pedestrians.
 - Matthew – condition #20, public sign for pedestrians.
 - Jason Patin – cross walks that hard?
 - Eric – Yes.

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- Jim Williams – relatively new here, took over building project after previous person passed away. Amazed at how polite drivers are here for cross-walks, unlike in larger cities. St. Ann's and Four-Square Church have discussed working together to fix the triangle. Owner has been contacted but no response.
- Jason Patin – should be a cross-walk, asked that issue to go to the infrastructure committee.
- Nellevan Jeglum – potential traffic, have been at church and Norma when school gets out and everyone is going different directions. Somehow people pay attention. We have great community and people look out for each other. Have confidence in community that a sign will work in this area.

Motion to approve resolution 10-01 with amendments made by Lois Beres, second by Eric Kauffman. Motion carried by voice vote of 5 ayes, 0 noes, 0 abstains, 0 absent.

Unscheduled Business

Matthew Alexander – would planning committee be agreeable for 2nd meeting of month to begin at 5pm, break at 6:30pm for Olde Towne Committee, then reconvene to planning. All agreed and agenda will be changed.

8.b TPM 11958 a request to create a 2 lot E-2 Residential (10,000 s.f. min). subdivision on 22,609 s.f. lot on the SE corner of Arroyo St and Judy Way. APN 453-240-01, Steve Zissos

- Matthew Alexander presented proposal to commissioners for residential lot split and resolution to approve.
- No comments were made

Motion to approve was made by Jason Patin, second by Craig Porter. Motion carried by voice vote of 5 ayes, 0 noes, 0 abstains, 0 absent.

9. COMMISSIONER ITEMS

- Jason Patin – quality of life on February 4 at 12:00pm. Parks & recreation master plan on agenda.
- Jason Patin – wife still pregnant, birth is imminent.
- Craig Porter – Arroyo street contacted but not attending meeting.
- Lois Beres – nothing at this time.
- Eric Kauffman – community development meeting February 4 at 5pm. Infrastructure on 11th.
- Nellevan Jeglum – is ROSS still looking at coming here?
 - Jim McRea – Old Rite-Aid mall owner and ROSS are miles apart so may look at another location. Will talk to public works about cross-walks.

10. STAFF ITEMS

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- Matthew Alexander – PAM company wants to present a revised plan for Wilde Point which would include a golf course. Staff met with Wal-Mart architects today and they are thinking out moving very quickly, will come back to commission with site plan.

11. ADJOURN at 7:05pm

DRAFT